



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: September 20, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NOS. 02-02 AND 02-05, ZONE CHANGE (ZC) NOS. 02-02 AND 02-05, SPECIFIC PLAN (SP) NOS. 02-08 AND 02-13 (UNIVERSITY VILLAGE AND ORCHARD PARK SPECIFIC PLANS)

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Approve and adopt the Certificate of Appropriateness based on the Findings and subject to requirements of the Historic Commission for Orchard Park Specific Plan.
2. Approve and Adopt the following Resolutions and Ordinances for the Orchard Park Specific Plan Project - 138 acres located north of Mission Road, south of Redlands Boulevard, east of the Southern California Edison Easement, and west of California Street:
 - a. Council Bill #R-2005-33.1 – General Plan Amendment No. 02-05, Amending the General Plan Land Use Designation from Business & Research Park (with support uses), Elementary School, and Community Park to Special Planning Area D (SPA D);
 - b. Council Bill #R-2005-34.1 – Adopting Specific Plan No. 02-13 (Orchard Park) for the subdivision of 138 acres into approximately 990 units, including mixed use units, multi family and single-family residences and senior housing; approximately 13 acres of parks, including pocket parks, trails with connection to adjacent development and a central park with an 8-acre church site;
 - c. Council Bill #O-2005-08.1 – (First Reading/Set Second Reading for September 27) Zone Change No. 02-05 from Single-Family Residence (R-1), General Business (C-2), East Valley Corridor Specific Plan Special Development and Public Institutional to Planned Community (PC); and,
 - d. Council Bill #O-2005-10 – (First Reading/Set Second Reading for September 27) Adopting Specific Plan No. 02-13 (Orchard Park) for the subdivision of 138 acres into approximately 990 units, including mixed use units, multi family and single-family residences and senior housing; approximately 13 acres of parks, including pocket parks,

trails with connection to adjacent development and a central park with an 8-acre church site.

3. Approve and adopt the Certificate of Appropriateness based on the Findings and subject to requirements of the Historic Commission for University Village Specific Plan.
4. Approve and Adopt the following Resolutions and Ordinances for the University Village Specific Plan 163.1 acres generally located north of Mission Road, south of Redlands Boulevard, east of the Southern California Edison Easement, and west of California Street:
 - a. Council Bill #R-2005-33 – General Plan Amendment No. 02-02, Amending the General Plan Land Use Designation from Business & Research Park (with support uses), Elementary School, and Community Park to Special Planning Area D (SPA D);
 - b. Council Bill #R-2005-34 – Adopting Specific Plan No. 02-08 (University Village) for the subdivision of 163 acres into approximately 1,507 units, including mixed-use units, multi-family and single-family residences; 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools;
 - c. Council Bill #O-2005-08 – – (First Reading/Set Second Reading for September 27) Zone Change No. 02-02 from Single-Family Residence (R-1), General Business (C-2), East Valley Corridor Specific Plan Special Development and Public Institutional to Planned Community (PC); and,
 - d. Council Bill #O-2005-09 – (First Reading/Set Second Reading for September 27) Adopting Specific Plan No. 02-08 (University Village) for the subdivision of 163 acres into approximately 1,507 units, including mixed-use units, multi-family and single-family residences; 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools.

BACKGROUND

On September 13, 2005, the City Council approved and adopted the Overriding Considerations and findings; approve and certified the Final Environmental Impact Report (FEIR); and approve the Traffic Analysis. At that meeting, the City Council also continued the Orchard Park Specific Plan and University Village Specific Plan to the September 20, 2005 meeting in order to complete the project review and take final actions.

Additional background information on the two projects is available in the Planning Commission and City Council Staff Reports that were previously distributed.

ANALYSIS

The University Village and Orchard Park Specific Plan projects have been in the City's development review process since early in 2002. The changes that have resulted during the

review process are evident when the original requests are compared to the revised requests that are before the City Council for final action.

Original Requests

The original request is to change the General Plan Land Use designations from the Business & Research Park (with Support Uses), Elementary School, and Community Park to the Mixed Use designation. There is also a request to change the Zoning Maps from Single-Family Residence (R-1), General Business (C-2), and East Valley Corridor Specific Plan Special Development and Public Institutional to Planned Community (PC) to accommodate the adoption of two specific plans (University Village and Orchard Park), and future subdivision of 308 acres into 677 single family units, 1,760 multi-family units, 591 mixed use residential units, and 675,118 square feet of commercial space, 459,558 square feet of commercial/office within mixed use, and 15.7 acres of institutional, 19.7 acres of park land, and an elementary school. The project site is located north of Mission Road, south of Redlands Boulevard, east of the Edison Easement, and west of California Street.

Revised Requests

The revised requests still include the General Plan Amendments, Specific Plans, and Zone Changes. However, the revised requests result in a reduction of the overall density for both projects by a total of 531 units and a net decrease of 18 percent. The total number of units for University Village is 1,507, which includes mixed-use units and multi-family and single-family residences. The total number of units for Orchard Park is 990, which includes mixed-use units and multi-family and single-family residences. The revised projects propose a total of 2,497 units for the residential and nonresidential (mixed-use) areas and are in compliance with the policy requirements of Special Planning Area D.

Additionally, the General Plan Amendment findings for the University Village and Orchard Park Specific Plans are incorporated into the Resolutions of the project for clarification. Staff also added the Certificate of Appropriateness for each of the specific plans based on the Findings and Appropriateness. Any further information can be found on September 13, 2005 City Council staff report.

ENVIRONMENTAL

California Environmental Quality Act (CEQA) Compliance

On April 2, 2004, staff released the Notice Of Preparation (NOP) Of A Program Environmental Impact Report (EIR). Comments received during the previous NOP public review period in September 2002 were also considered. The Draft EIR was completed during the latter part of August 2004 and released with the Notice Of Completion and Availability (NOC/A) for public review on September 8, 2004. Pursuant to the California Environmental Quality Act, the 45-day public review period began on Wednesday, September 8, 2004, and ended on Friday, October 22, 2004.

Section 3.0 of the Draft EIR provides information on the environmental process, project description, location and setting. The Executive Summary, Section 2.0 of the Draft EIR summarizes the environmental impacts, identifies mitigation measures, and explains that the University Village and Orchard Park will result in some significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, and Noise. The analysis of these impacts is contained in Section 5.0 Description of Environmental Setting, Impacts and Mitigation Measures, Section 6.0 Long-Term Implications of Proposed Projects, Section 5.0 Alternatives to the Proposed Projects, Section 8.0 Significant Environmental Effects That Cannot Be Avoided if the Proposed Projects are Implemented, and Section 9.0 Effects Found Not To Be Significant. Because these impacts cannot be mitigated to a level of non-significance, Statements of Overriding Considerations and Findings have been prepared by the Consultant and staff for adoption by the City Council (pursuant to the CEQA Guidelines Sections 15043, 15091, 15092, and 15093).

It should be noted that during the public review process, both projects have been modified to reduce the allowable residential densities, provide more park land, open space area, trails and walkways, and refine the development standards and design guidelines (i.e., historical architectural styles, landscape and street design). As a result, the potential impacts for the two projects, generally in all environmental categories, will be less than what was originally anticipated in the project FEIR. Essentially, the FEIR provides a worst case analysis.

Regional Congestion Management Plan (CMP) Compliance

The University Village and Orchard Park projects are subject to the requirements of the CMP. The Master Traffic Impact Analysis (TIA) that was prepared for the General Plan Update Project to analyze the traffic impacts and identify appropriate mitigations and fair share contributions toward roadway improvements for future development projects in the City was previously approved by the San Bernardino Associated Governments (SANBAG). The FEIR for the Specific Plan projects includes a Traffic Study that was based on the City's Master TIA. The Traffic Study further addresses the CMP requirements and also addresses traffic issues at the project level. Implementation of traffic mitigation measures identified in the FEIR will ensure that both projects comply with the CMP.

FINANCIAL IMPACT

Other than the costs associated with the preparation of the Draft Final Environmental Impact Report and revenue from the sale of the City's land to Lewis Operating Corporation, the financial impacts of the University Village/Orchard Park Specific Plan Projects are not known at this time. However, staff anticipates that the collection of plan check fees, building and construction permits, and Development Impact Fees for future projects within the Specific Plan areas will be substantial.

ATTACHMENTS

1. Council Bill #R-2005-33.1 (GPA No. 02-05, Orchard Park)
Exhibits:
 - A. Text Amendment (SPA D)

- B. Map Amendment
2. Council Bill #R-2005-34.1 (SP No. 02-13, Orchard Park)
Exhibit:
 - A. Orchard Park Specific Plan (April 20, 2005)
3. Council Bill #R-2005-10 (SP No. 02-13, Orchard Park)
Exhibit:
 - A. Orchard Park Specific Plan (April 20, 2005)
4. Council Bill #R-2005-08.1 (ZC No. 02-05, Orchard Park)
Exhibit:
 - A. Map Amendment
5. Council Bill #R-2005-33 (GPA No. 02-02, University Village)
Exhibits:
 - A. Text Amendment (SPA D)
 - B. Map Amendment
6. Council Bill #R-2005-34 (SP No. 02-08, University Village)
Exhibit:
 - A. University Village Specific Plan (September 2005)
7. Council Bill #O-2005-09 (SP No. 02-08, University Village)
Exhibit:
 - A. Map Amendment
8. Council Bill #O-2005-08 (ZC No. 02-02, University Village)
Exhibit:
 - A. University Village Specific Plan (September 2005)

Attachment 1

**Council Bill #R-2005-33.1
(GPA No. 02-05, Orchard Park)**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA
AMENDING THE LAND USE ELEMENT AND MAP OF THE ADOPTED
GENERAL PLAN (GPA No. 02-05)

WHEREAS, the City of Loma Linda has adopted a Land Use Element of the General Plan in accordance with State Planning and Zoning Law; and

WHEREAS, the applicant has requested a General Plan Amendment from Business & Research Park (with support uses), Elementary School, and Community Park to Special Planning Area D (SPA D) designation on the north of Mission Road, south of Redlands Boulevard, east of the extension of Rhonda Street and the University Village project site, and west of California Street for approximately 138 acres; and

WHEREAS, the General Plan Amendment request is accompanied by a request to adopt a Specific Plan and a Zone Change to allow a master-planned development comprised of commercial and office uses, mixed commercial and residential uses, detached and attached residential dwelling units, parks, open space and trail uses; and

WHEREAS, the public hearings have been held as provided by law, and other formalities required by law for amending the General Plan have been met; and

WHEREAS, said amendment was reviewed by the Planning Commission at eleven duly noticed public hearings and approved with findings that said text and map amendments were compatible with adjacent land use designations in the General Plan; and

WHEREAS, the City Council has reviewed the Draft Final Environmental Impact Report prepared for the University Village and Orchard Park Specific Plan Projects and adopted Statements for Findings of Overriding Consideration for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that cannot be mitigated to below a level of significance, and certified the Final Environmental Impact Report based on said findings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loma Linda makes the following findings:

A. The proposed General Plan Amendment and the two proposed specific plans (University Village and Orchard Park) will be consistent with the Goals and Policies of the Land Use Element, Economic Development Element and the Housing Element of the adopted and proposed General Plan and will comprise an integrated, internally consistent and compatible statement of policies for the City.

Changing the land use designation from Business & Research Park (with Support Uses), Elementary School, and Community Park to Mixed Use designation would allow for a variety of residential and commercial development opportunities. The Mixed Use General Plan designation is consistent with the new draft General Plan and Preferred Alternative Land Use Map. The intent of the Mixed Use designation is to allow for a variety of uses and require a Planned Community or Specific Plan Zoning regulation to specify the permitted uses and development standards. The proposed Planned Community zoning designation would limit this area to residential and commercial use and ancillary amenities that would support a residential tract, such as a community center, community pool and recreational facilities, parks and trails.

B. The proposed amendment and associated development project would not be detrimental to the public in that the proposed residential community would be compatible with the existing and proposed residential communities to the south. The General Plan amendment and the zone change would be providing a unique residential development to the community to the public interest, health, safety,

convenience, or welfare of the City. Additionally, the proposed change to the Land Use Element of the adopted City of Loma Linda General Plan furthers the public interest and promotes the general welfare to the City by encouraging development to occur in a logical pattern, adjacent to previously developed areas and in ways that allow for clear linkages to the existing circulation and infrastructure systems.

C. The proposed amendment would maintain the appropriate balance of land uses in proportion to the city's current growth rate and ultimately the housing needs. As previously stated, the Preferred Land Use Alternative Map shows the area south of Redlands Boulevard, west of the California Street, north of Mission Road and east of Southern California Edison Easement as being designated as "Mixed Use". The existing agriculture land use (citrus industry) is slowly disappearing to support housing needs of Southern California region. Therefore, the proposed development will maintain the appropriate balance of land uses within the City by providing approximately 2,500 housing units and over 1 million square feet of office/commercial space to the area.

D. The proposed project site has frontages on Mission Road, Redlands Boulevard, and California Street and the surrounding area is largely existing orange groves with scattered residential structures, a mobile home park, a take-out restaurant, and the Mission Elementary School and is physically suitable for the future Mixed Use developments. Additionally, residential development is currently being developed on the south side of Mission Road. Therefore, the area is capable of providing all public utilities for current and future projects. The residential and commercial uses are compatible with the existing residential neighborhood to the south and commercial use along Redlands Boulevard. Therefore, the proposed land use amendment is suitable for the area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loma Linda that the adopted Land Use Element of the general Plan has hereinbefore been amended per Exhibits "A" and "B", respectively, attached hereto and made a part hereof, in the following manner:

That area generally described as 138 acres located north side of Mission Road, south of Redlands Boulevard, east of the extension of Rhonda Street and the University Village project site, and west of California Street AMENDING THE GENERAL PLAN MAP FROM BUSINESS & RESEARCH PARK (WITH SUPPORT USES), ELEMENTARY SCHOOL, AND COMMUNITY PARK TO SPECIAL PLANNING AREA D (SPA D).

BE IT FURTHER RESOLVED that those exhibits comprising the General Plan shall be amended to show the change in the land use as above mentioned, and that the City Clerk shall maintain three copies of the amended General Plan available for loan to the public.

PASSED, APPROVED AND ADOPTED this 20th day of September 2005 by the following vote:

Ayes:

Noes:

Abstain:

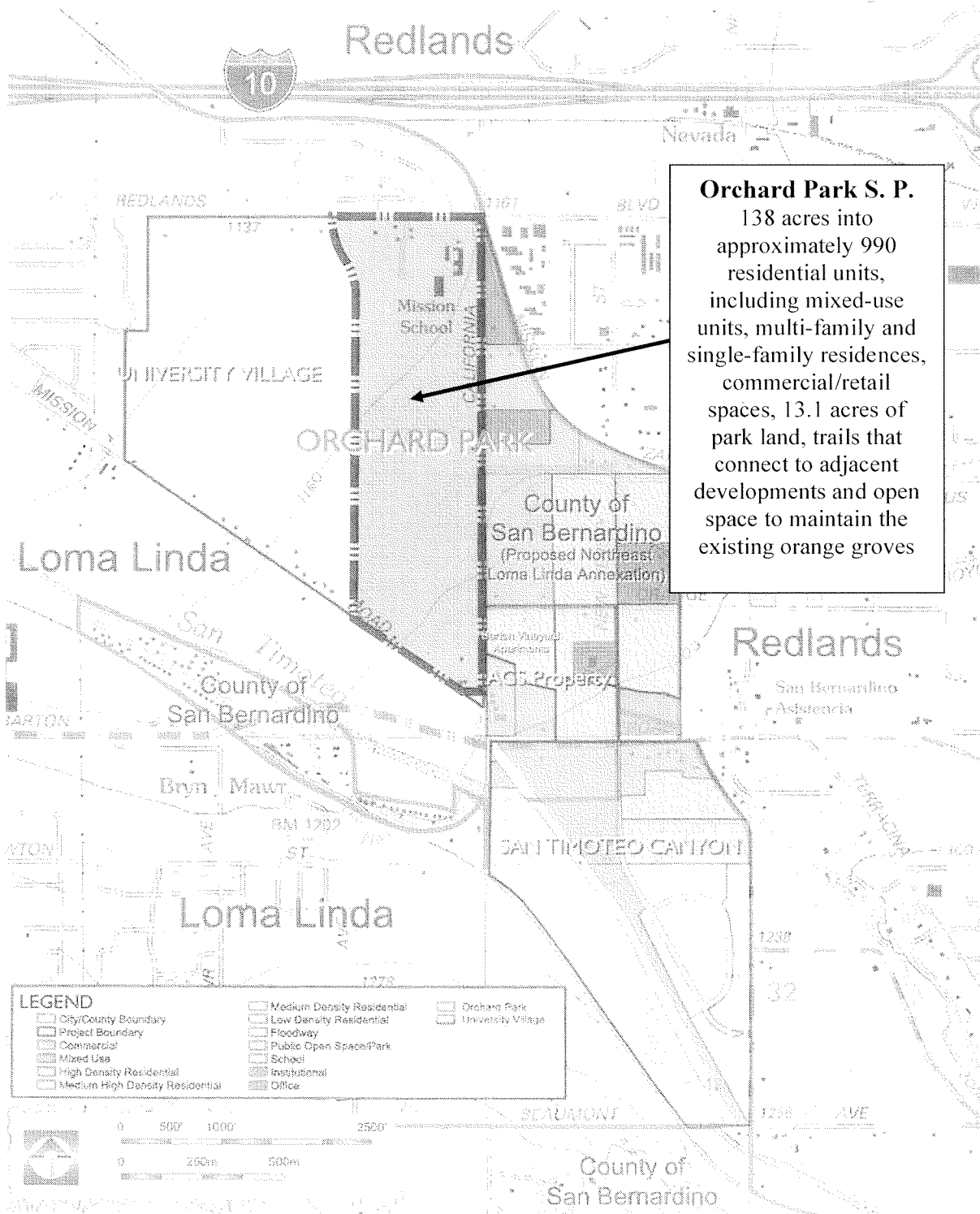
Absent

ATTEST:

Floyd Peterson, Mayor

Pamela Byrnes-O'Camb, City Clerk

EXHIBIT A Orchard Park Specific Plan



2.2.8.4 Special Planning Area D (Redlands Boulevard/California Street)

The Redlands Boulevard, California Street Special Planning Area is bordered by Redlands Boulevard on the north, California Street on the east, the proposed new alignment of Mission Road on the south, and the Edison transmission towers to the west. Access to this area is currently feasible from Redlands Boulevard, California Street, and Mission Road, which diagonally forms the southern boundary of this area. This area currently consists of scattered residential uses, primarily along Mission Road and Redlands Boulevard. A school facility is located at the corner of Redlands Boulevard and California Street. This building is currently being used by the San Bernardino County Superintendent of Schools for special education and alternative education purposes, but its current attendance is well below the school's physical capacity. There are also large parcels that are currently vacant.

Guiding Policy for the Redlands Boulevard/California Street Special Planning Area D

This area is intended to be characterized by a variety of horizontal and vertical mixed uses¹, including commercial, office, institutional, business and/or industrial parks, and single-family and, where appropriate, multi-family residential.

The street frontage on California Street is intended to be developed with commercial and office uses that are organized into shopping centers and multiple building developments. Vertical mixed-use development with multifamily development above the ground floor would also be appropriate for the California Street frontage. Ground-floor residential development, although it is not the preferred use, may be determined to be appropriate along the frontage of California Street should commercial, office and institutional development prove not to be feasible through 2015².

It is anticipated that this street will experience increased traffic flow in the future. As a result, higher intensity uses would be appropriate along California Street.

The frontage of Redlands Boulevard is intended for retail, office, and other commercial uses within multi-building complexes. Religious assembly uses are also anticipated along Redlands Boulevard and California Street. The General Plan proposes that existing residential uses along Redlands Boulevard and California Street be phased out as the opportunity arises, replacing them with commercial and office uses that are more appropriate considering anticipated future traffic volumes along these arterials. Upper floor residential uses may be appropriate as part of new development in a vertical mixed-use setting. (Also see the discussion regarding adaptive reuse of historic homes associated with the orange groves in the Community Design Element.)

If the existing school at the corner of Redlands Boulevard and California Street should cease to be used as an educational facility, then the possibility of adaptive reuse of the buildings for

¹ "Mixed-use" development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A "mixed-use" development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute "mixed-use" development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).

² The determination of "feasibility" needs to extend beyond analysis of current market conditions and straight-line projections of existing conditions, and take into account the potential for attracting desirable uses, such as office-based employment, business park, and commercial development that is not dependent upon the adjacent neighborhood. The determination of "feasibility" should also address the anticipated success of private and public efforts to attract the desired uses described in the General Plan to the California Street corridor.

professional and medical offices should be explored (also see adaptive reuse section in the Community Design Element).

Detached single-family residential uses should be placed towards the central, western, and southern portions of the Redlands Boulevard/California Street Special Planning Area, with multi-family development permitted toward the interior of the area, as well as within vertical mixed-use buildings along California Street. New residential uses in proximity to existing, historical residential uses along Mission Road should be compatible in density and scale to the historic residential uses (although not necessarily the same), since the General Plan intends for these existing residences to remain. Overall, a gradation in residential density should be provided, starting with a low density, rural character along the western and central portions of the Mission Road frontage, with increasing density moving to the north and east. New school uses are appropriate in proximity to low density residential areas. Public open space should also be provided in proximity to residential uses, either in concert with (and in addition to) the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), or in a separate, distinct location within Special Planning Area D.

The General Plan envisions establishment of a heritage park within the for the Redlands Boulevard/California Street Special Planning Area, providing passive recreational uses within an historic setting, consisting of examples of local historic architecture. This vision includes relocating historic homes into the park, and establishing a local heritage/cultural museum, as well as adapting the structures for use for civic and cultural events, as well as for use by local civic and cultural organizations.

The General Plan's vision for this area is a "livable, walkable community" with a high level of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality. Residential uses may, in addition to traditional detached and attached products, include vertical mixed-use development, with residential dwelling units located above retail spaces. Multifamily development should be conveniently linked to activity areas within the Special Planning Area through appropriate site planning and the provision of walking and bicycle paths.

Implementing Policies for the Redlands Boulevard/California Street Special Planning Area D

- a. Allow retail and service commercial, office, institutional, single-family residential, multi-family residential, and public open space uses in Special Planning Area D.
- b. Provide anchors within centers having multiple large buildings (e.g., shopping centers) that are set back from the street, but that are entirely or partially screened with "pad" buildings that create a strong street edge and obscure the interior parking area. "Convenience" commercial uses such as service stations should be designed as pad buildings so that they are easily accessible from the street. Shopping areas need not be "traditional" supermarket/drug store centers, but can also be made up of low-intensity, specialty shopping facilities featuring boutiques and small shops. Boutiques are small, "in-line" shops that are also encouraged within more traditional shopping centers.
- c. Design multiple building developments that might not include "pad" buildings, such as an office building complex to feature a strong street presence by placing buildings so that they side on to the street and by placing parking lots so that they are easily accessed but not dominating the street frontage.
- d. Pursue adaptive reuse of the large residences associated with the citrus groves to the greatest extent feasible in order to maintain elements from the community's history; potential new uses for these historic structures may include restaurants, offices, and bed and breakfast establishments. New adjacent uses/buildings should be sensitively sited and designed in order to preserve historic buildings, allow for viable access to them, and create

a cohesive architectural character that reflects, and is compatible with, the historic buildings. New development shall be consistent with the City's Historic Mission Overlay District.

- e. Provide access to the new residential uses via new east-west collector roads that intersect with California Street in a manner that avoids creating through routes that would place a traffic burden on Mission Road.
- f. Align east-west collector roads with existing streets located to the east of California Street (e.g., Park Avenue, Citrus Avenue) whenever feasible. In order to avoid traffic conflicts, Mission Road should be realigned at the eastern end to align with Orange Avenue.
- g. Align north-south collector roads with existing streets located to the north of Redlands Boulevard.
- h. Design vehicular and pedestrian circulation patterns in the residential areas to facilitate access to the commercial uses along Redlands Boulevard and California Street via the residential collector streets behind the commercial uses. Thus, nearby residents should not need to drive or walk along Redlands Boulevard or California Street to access the commercial and service uses.
- i. Provide residential uses with easy access to the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), such as by placing trail connections at the end of cul-de-sacs.
- j. Provide public open space in proximity to residential uses, either in concert with (and in addition to) the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), or in a separate.
- k. Limit non-residential and residential buildings to a maximum of two stories in height, with taller "signature buildings" permitted at key intersections and locations within the Special Planning Area.
- l. The maximum allowable number of residential units within Special Planning Area D shall be 2,575.
- m. Where residential products (other than vertical mixed use) are developed with higher densities than 4.5 dwelling units per acre, sufficient usable open space shall be provided within the development. The internal open space provided within such medium and higher density developments may not be counted toward meeting minimum requirements for public park area, but shall be considered to be an added amenity pursuant to General Plan policy "q," below.
- n. New residential uses in proximity to existing residential uses that will remain along Mission Road shall be compatible in density (generally, low density residential 2.1 to 5 dwelling units per acre) and scale. A gradation of lot sizes shall be provided from large lots along Mission Road to the north and east.
- o. The appropriate development intensity for commercial uses, including shopping centers and office buildings shall be 0.5 FAR. The appropriate density for small institutional uses (e.g., religious assembly uses and schools) shall be 0.5 FAR. Development of "signature buildings" at key locations may exceed the 0.50 FAR, up to a maximum of 1.0, provided that the overall development intensity of commercial use within Special Planning Area D does not exceed an FAR of 0.5.
- p. Implementation of development within Special Planning Area D shall be through the adoption of one or more specific plans or planned developments, so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Such specific plans shall provide development standards and guidelines to:

- maintain a feeling of "openness" within the area;
- provide for varying front yard setbacks and a mix of one- and two-story residential dwelling units; and
- development of an area of lots larger than those found in a typical suburban subdivision;
- preserve existing oak trees and provide for replacement at an appropriate ratio of those trees than cannot feasibly be preserved.

q. The design of development within Special Planning Area D must encompass a variety of amenities to serve the project. Development of residential product types other than single family detached dwelling units on minimum 7200 square foot lots shall require the provision of a strong package of project amenities within the overall Specific Plan or planned development, including, but not limited to:

- 25% usable open space;
- Trails and paseos;
- Child care facilities;
- Neighborhood/satellite community libraries;
- Fountains and water features;
- Public art;
- Amphitheaters and public gathering places;
- Homeowner-owned parks and recreational facilities, such as sports fields, ball courts, tot lots, putting greens, pools, lakes, and community center buildings;
- Public facilities/parks substantially in excess of that required by Quimby Act provisions;
- Provision of up to 10 percent of the project's dwelling units affordable to low and moderate income households;
- Provision of one or more high density, walkable village areas and/or
- Public facilities with a recognizable connection to the project that are substantially in excess of the city's minimum requirements.

r. Development of commercial and mix-use development within the Redlands Boulevard/California Street Special Planning Area shall comply with the following.

- (1) Allow commercial uses (e.g., theaters, retail, and restaurant uses) to be located on the ground floor, with office and residential uses permitted on the upper floors.
- (2) Create a pedestrian-scaled area by developing a network of narrow streets that take access off an arterial street(s) (e.g., California Street and/or Redlands Boulevard). Front buildings and tenant spaces onto these narrow streets.
- (3) Provide plazas, pocket parks, public art, and similar amenities to create gathering places with a high level of visual interest.
- (4) Provide a strong mix of commercial uses including neighborhood retail, specialty retail, restaurant, entertainment, office-based employment and/or professional services.
- (5) Provision of a parking structure near the entrance to village-type mixed-use development may be permitted in order to promote pedestrian use in lieu of requiring parking for each individual use, thereby allowing site planning to favor pedestrian users instead of cars, and to facilitating a higher density (since open parking lots can lower densities and cause buildings to be too far apart for comfortable pedestrian use).

(6) Encourage a pedestrian-oriented character through the use of narrow streets with on-street parking; detailed, pedestrian oriented architecture; pedestrian amenities such as seating areas, landscaping, and lighting; water features such as fountains and public art; signs that are placed and scaled to the pedestrian; wide sidewalks and/or pathways to link buildings; and open areas such as plazas to encourage gathering.

(7) Limit buildings to a maximum of three stories in height.

- s. Implement development of the Redlands Boulevard/California Street Special Planning Area D through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Each Specific Plan shall meet the density requirements of policies l and m, above.
- t. Permit ground floor residential development along the frontage of California Street only upon a demonstration that commercial, office and institutional development are not feasible through 2015.
- u. Pursue establishment of a heritage park to preserve the existing reminders of Loma Linda's history; establish a location to which historic structures can be relocated, restored, and protected; and provide a location for the operation of historical preservation organizations and passive recreation in an historic setting.

(See also the text descriptions, policies, and photo examples of appropriate commercial design and Pedestrian Oriented Development for Loma Linda, which are contained in the Community Design Element of this General Plan. For religious assembly buildings and schools, refer to the description and policies provided under Institutional uses in the Community Design Element. See the Community Design Element for text and policies related to design involving adaptive reuse. For residential uses, also see the design policies within the Community Design Element. Design of parking structures is discussed and illustrated in the "Convenience" Development section of the Community Design Element. For the multifamily and townhouse development, also see the applicable residential design policies within the Community Design Element.)

Attachment 2

**Council Bill #R-2005-34.1
(SP No. 02-13, Orchard Park)**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA
ADOPTING THE ORCHARD PARK SPECIFIC PLAN (SP 02-13)

WHEREAS, , a Specific Plan for the development of 138 acres into approximately 990 residential units, including mixed-use units, multi-family and single-family residences, commercial/retail spaces, 13.1 acres of park land, trails that connect to adjacent developments and open space to maintain the existing orange groves; and

WHEREAS, the proponent of the Plan requests a General Plan Amendment and Zone Change for the Specific Plan Area; and

WHEREAS, an Environmental Impact Report was prepared and processed in conformity with the California Environmental Quality Act; and

WHEREAS, the City Council reviewed the Draft Final Environmental Impact Report prepared for the University Village and Orchard Park Specific Plan Projects and adopted Statements for Findings of Overriding Consideration for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that cannot be mitigated to below a level of significance, and certified the Final Environmental Impact Report based on said findings; and

WHEREAS, the Final Environmental Impact Report identifies on-site and off-site improvements as critical to this project as mitigation measures for adverse environmental impacts; and

WHEREAS, these facility improvements are critical to this project and to the fulfillment of objectives and requirements outlined in the City's General Plan; and

WHEREAS, the principles, tenants and standards for land use, circulation, parks and open space, and preservation of historical and cultural resources in the Specific Plan are intended to refine the General Plan and fulfill its principles and objectives and to allow the integration of the Specific Plan Area with the remainder of the City and Citywide infrastructure systems; and

WHEREAS, the Specific Plan, reference to the Final Environmental Impact Report mitigation measures, incorporates into the body of the Specific Plan as planning objectives for the Plan area and the City as a whole; and

WHEREAS, the applicant and proponent of the Plan agrees to assume responsibility for the improvements as part of the Specific Plan providing for the development of his property; and

WHEREAS, the City Council finds the Specific Plan as described herein as consistent with the City General Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE LOMA LINDA, hereby adopts the Orchard Park Specific Plan as official policies, standards and conditions for the City and for the development of the Specific Plan Project Area.

APPROVED AND ADOPTED this 13th day of September 2005 by the following vote

Ayes:

Noes:

Abstain:

Absent:

Floyd Peterson, Mayor

ATTEST:

Pamela Byrnes-O'Camb, City Clerk

Attachment 3

Council Bill #R-2005-10 (SP No. 02-13, Orchard Park)

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA ADOPTING THE ORCHARD PARK SPECIFIC PLAN FOR THAT AREA LOCATED ON THE NORTH SIDE OF MISSION ROAD, EAST OF THE EXTENSION OF RHONDA STREET AND THE UNIVERSITY VILLAGE PROJECT SITE, WEST OF CALIFORNIA STREET, AND SOUTH OF REDLANDS BOULEVARD (SP 02-13)

WHEREAS, a Specific Plan for the development of 138 acres into approximately 990 residential units, including mixed-use units, multi-family and single-family residences, commercial/retail spaces, 13.1 acres of park land, trails that connect to adjacent developments and open space to maintain the existing orange groves; and

WHEREAS, the proponent of the Plan requests a General Plan Amendment and change of zoning for the Specific Plan Area; and

WHEREAS, an Environmental Impact Report was prepared and processed in conformity with the California Environmental Quality Act; and

WHEREAS, the City Council reviewed the Draft Final Environmental Impact Report prepared for the University Village and Orchard Park Specific Plan Projects and adopted Statements for Findings of Overriding Consideration for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that cannot be mitigated to below a level of significance, and certified the Final Environmental Impact Report based on said findings; and

WHEREAS, the Final Environmental Impact Report identifies on-site and off-site improvements as critical to this project as mitigation measures for adverse environmental impacts; and

WHEREAS, these facility improvements are critical to this project and to the fulfillment of objectives and requirements outlined in the City's General Plan; and

WHEREAS, the principles, tenants and standards for land use, circulation, parks and open space, and preservation of historical and cultural resources in the Specific Plan are intended to refine the General Plan and fulfill its principles and objectives and to allow the integration of the Specific Plan Area with the remainder of the City and Citywide infrastructure systems; and

WHEREAS, the Specific Plan, reference to the Final Environmental Impact Report mitigation measures, incorporates into the body of the Specific Plan as planning objectives for the Plan area and the City as a whole; and

WHEREAS, the applicant and proponent of the Plan agrees to assume responsibility for the improvements as part of the Specific Plan providing for the development of his property; and

WHEREAS, the City Council finds the Specific Plan as described herein as consistent with the City General Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE LOMA LINDA, hereby orders as follows:

SECTION 1. The Orchard Park Specific Plan (referenced herein and attached thereto as Exhibit 1) is hereby adopted as official policies, standards and conditions for the City and for the development of the Specific Plan Project Area.

SECTION 2. Penalties. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

SECTION 3. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 13th day of September 2005 and was adopted on the 11th day of October 2005 by the following vote to wit:

Ayes:
Noes:
Abstain:
Absent:

Floyd Peterson, Mayor

ATTEST:

Pamela Byrnes-O`Camb, City Clerk

Attachment 4

Council Bill #R-2005-08.1 (ZC No. 02-05, Orchard Park)

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY FROM SINGLE-FAMILY RESIDENCE (R-1), GENERAL BUSINESS (C-2), EAST VALLEY CORRIDOR SPECIFIC PLAN SPECIAL DEVELOPMENT AND PUBLIC INSTITUTIONAL TO PLANNED COMMUNITY (PC) FOR THAT AREA LOCATED ON THE NORTH SIDE OF MISSION ROAD, EAST OF THE EXTENSION OF RHONDA STREET AND THE UNIVERSITY VILLAGE PROJECT SITE, WEST OF CALIFORNIA STREET, AND SOUTH OF REDLANDS BOULEVARD (ZC NO. 02-05)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment of Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda Planned Community zoning per Exhibit "A" attached hereto and made a part hereof:

That area generally described as approximately 138 acres located on the north side of Mission Road, east of the extension of Rhonda Street and the University Village project site, west of California Street, and south of Redlands Boulevard. The development shall include a 990 residential units, including mixed-use units, multi-family and single-family residences, commercial/retail spaces, 13.1 acres of park land, trails that connect to adjacent developments and open space to maintain the existing orange groves as described in the University Village Specific Plan.

Section 4. Validity. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

Section 5. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 13th day of September 2005, and was adopted on the 11th day of October 2005 by the following vote of wit:

Ayes:

Noes:

Abstain:

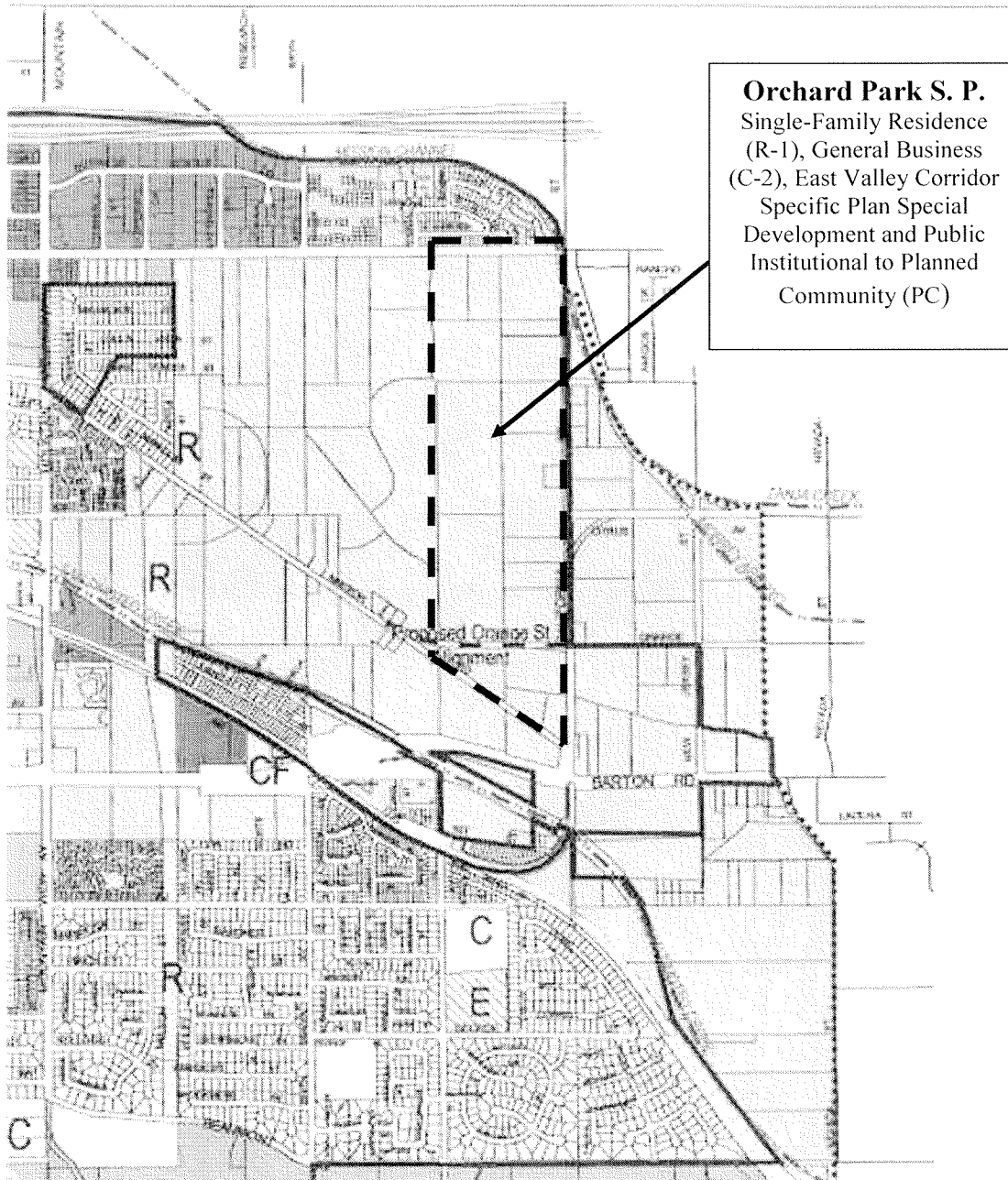
Absent:

Floyd Peterson, Mayor

ATTEST:

Pamela Byrnes-O`Camb, City Clerk

EXHIBIT A
Orchard Park Specific Plan



Attachment 5

Council Bill #R-2005-33 (GPA No. 02-02, University Village)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA,
AMENDING THE LAND USE ELEMENT AND MAP OF THE ADOPTED
GENERAL PLAN (GPA NO. 02-02)

WHEREAS, the City of Loma Linda has adopted a Land Use Element of the General Plan in accordance with State Planning and Zoning law; and

WHEREAS, the Applicant has requested a General Plan Amendment from Business & Research Park (with support uses), Elementary School, and Community Park to the Special Planning Area D designation on the north side of Mission Road, east of multi-family residential and the Edison Easement, west of the extension of Rhonda Street and the Orchard Park project site, and south of Redlands Boulevard for approximately 163.1 acres; and

WHEREAS, the General Plan Amendment request is accompanied by a request to adopt a Specific Plan and a Zone Change to allow a master-planned development comprised of commercial and office uses, mixed commercial and residential uses, detached and attached residential dwelling units, parks, open space and trail uses; and

WHEREAS, the public hearings have been held as provided by law, and other formalities required by law for amending the General Plan have been met; and

WHEREAS, said amendment was reviewed by the Planning Commission at eleven duly noticed public hearings and approved with findings that said the text and map amendments were compatible with adjacent land use designations in the General Plan; and

WHEREAS, the City Council has reviewed the Draft Final Environmental Impact Report prepared for the University Village and Orchard Park Specific Plan Projects and adopted Statements for Findings of Overriding Consideration for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that cannot be mitigated to below a level of significance, and certified the Final Environmental Impact Report based on said findings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loma Linda makes the following findings:

A. The proposed General Plan Amendment and the two proposed specific plans (University Village and Orchard Park) will be consistent with the Goals and Policies of the Land Use Element, Economic Development Element and the Housing Element of the adopted and proposed General Plan and will comprise an integrated, internally consistent and compatible statement of policies for the City.

Changing the land use designation from Business & Research Park (with Support Uses), Elementary School, and Community Park to Mixed Use designation would allow for a variety of residential and commercial development opportunities. The Mixed Use General Plan designation is consistent with the new draft General Plan and Preferred Alternative Land Use Map. The intent of the Mixed Use designation is to allow for a variety of uses and require a Planned Community or Specific Plan Zoning regulation to specify the permitted uses and development standards. The proposed Planned Community zoning designation would limit this area to residential and commercial use and ancillary amenities that would support a residential tract, such as a community center, community pool and recreational facilities, parks and trails.

B. The proposed amendment and associated development project would not be detrimental to the public in that the proposed residential community would be compatible with the existing and proposed residential communities to the south. The General Plan amendment and the zone change would be providing a unique residential development to the community to the public interest, health, safety, convenience, or welfare of the City. Additionally, the proposed change to the Land Use Element of the

adopted City of Loma Linda General Plan furthers the public interest and promotes the general welfare to the City by encouraging development to occur in a logical pattern, adjacent to previously developed areas and in ways that allow for clear linkages to the existing circulation and infrastructure systems.

C. The proposed amendment would maintain the appropriate balance of land uses in proportion to the city's current growth rate and ultimately the housing needs. As previously stated, the Preferred Land Use Alternative Map shows the area south of Redlands Boulevard, west of the California Street, north of Mission Road and east of Southern California Edison Easement as being designated as "Mixed Use". The existing agriculture land use (citrus industry) is slowly disappearing to support housing needs of Southern California region. Therefore, the proposed development will maintain the appropriate balance of land uses within the City by providing approximately 2,500 housing units and over 1 million square feet of office/commercial space to the area.

D. The proposed project site has frontages on Mission Road, Redlands Boulevard, and California Street and the surrounding area is largely existing orange groves with scattered residential structures, a mobile home park, a take-out restaurant, and the Mission Elementary School and is physically suitable for the future Mixed Use developments. Additionally, residential development is currently being developed on the south side of Mission Road. Therefore, the area is capable of providing all public utilities for current and future projects. The residential and commercial uses are compatible with the existing residential neighborhood to the south and commercial use along Redlands Boulevard. Therefore, the proposed land use amendment is suitable for the area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loma Linda that the text and map of the adopted Land Use Element of the General Plan has hereinbefore been amended per Exhibits "A" and "B", respectively, attached hereto and made a part hereof, in the following manner:

That area generally described as 163.1 acres located on the north side of Mission Road, east of an existing multi-family residential development and the Edison Easement, west of the extension of Rhonda Street and the Orchard Park project site, and south of Redlands Boulevard AMENDING THE GENERAL PLAN MAP FROM BUSINESS & RESEARCH PARK (WITH SUPPORT USES), ELEMENTARY SCHOOL, AND COMMUNITY PARK TO SPECIAL PLANNING AREA D.

BE IT FURTHER RESOLVED that those exhibits comprising the General Plan shall be amended to show the change in land use as above mentioned, and that the City Clerk shall maintain three copies of the amended General Plan available for loan to the public.

PASSED, APPROVED AND ADOPTED this 20th day of September 2005 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

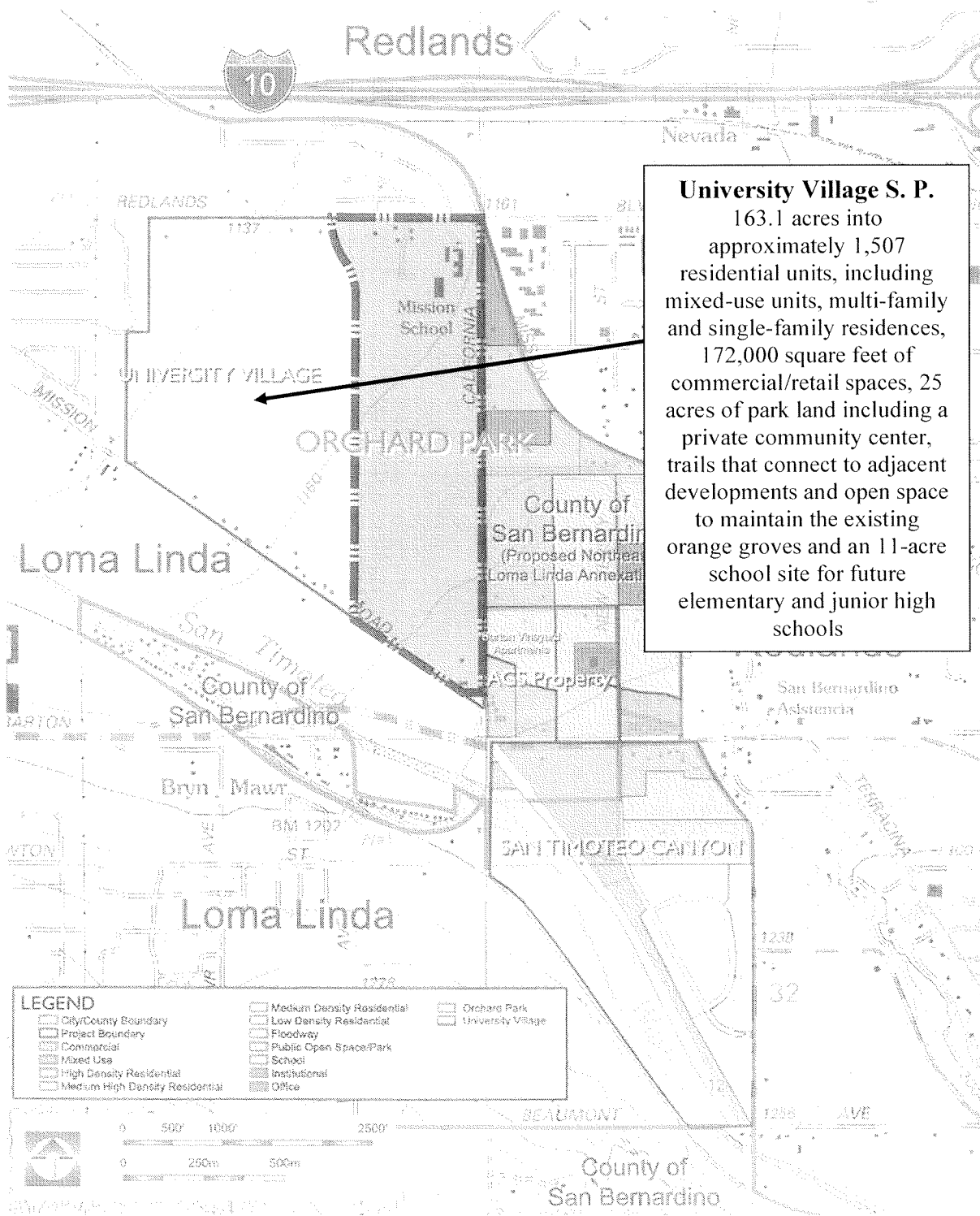
Floyd Petersen, Mayor

ATTEST:

Pamela Byrnes-O'Camb, City Clerk

EXHIBIT A

University Village Specific Plan



2.2.8.4 Special Planning Area D (Redlands Boulevard/California Street)

The Redlands Boulevard, California Street Special Planning Area is bordered by Redlands Boulevard on the north, California Street on the east, the proposed new alignment of Mission Road on the south, and the Edison transmission towers to the west. Access to this area is currently feasible from Redlands Boulevard, California Street, and Mission Road, which diagonally forms the southern boundary of this area. This area currently consists of scattered residential uses, primarily along Mission Road and Redlands Boulevard. A school facility is located at the corner of Redlands Boulevard and California Street. This building is currently being used by the San Bernardino County Superintendent of Schools for special education and alternative education purposes, but its current attendance is well below the school's physical capacity. There are also large parcels that are currently vacant.

Guiding Policy for the Redlands Boulevard/California Street Special Planning Area D

This area is intended to be characterized by a variety of horizontal and vertical mixed uses¹, including commercial, office, institutional, business and/or industrial parks, and single-family and, where appropriate, multi-family residential.

The street frontage on California Street is intended to be developed with commercial and office uses that are organized into shopping centers and multiple building developments. Vertical mixed-use development with multifamily development above the ground floor would also be appropriate for the California Street frontage. Ground-floor residential development, although it is not the preferred use, may be determined to be appropriate along the frontage of California Street should commercial, office and institutional development prove not to be feasible through 2015².

It is anticipated that this street will experience increased traffic flow in the future. As a result, higher intensity uses would be appropriate along California Street.

The frontage of Redlands Boulevard is intended for retail, office, and other commercial uses within multi-building complexes. Religious assembly uses are also anticipated along Redlands Boulevard and California Street. The General Plan proposes that existing residential uses along Redlands Boulevard and California Street be phased out as the opportunity arises, replacing them with commercial and office uses that are more appropriate considering anticipated future traffic volumes along these arterials. Upper floor residential uses may be appropriate as part of new development in a vertical mixed-use setting. (Also see the discussion regarding adaptive reuse of historic homes associated with the orange groves in the Community Design Element.)

If the existing school at the corner of Redlands Boulevard and California Street should cease to be used as an educational facility, then the possibility of adaptive reuse of the buildings for

¹ "Mixed-use" development consists of two (2) or more primary land use components such as, but not limited to, residential and retail business, residential and offices, etc., which are harmoniously grouped into a visually compatible and functional land use arrangement that would not otherwise be permitted under a traditional residential, business park, or office zoning district. A "mixed-use" development needs to provide a common amenity or feature that ties different uses together into an integrated project. Thus, merely placing different uses adjacent to each other within a single development does not constitute "mixed-use" development. Mixed-use development may occur in either the same building (vertical mixed use) or on adjoining buildings on the same site (horizontal mixed use).

² The determination of "feasibility" needs to extend beyond analysis of current market conditions and straight-line projections of existing conditions, and take into account the potential for attracting desirable uses, such as office-based employment, business park, and commercial development that is not dependent upon the adjacent neighborhood. The determination of "feasibility" should also address the anticipated success of private and public efforts to attract the desired uses described in the General Plan to the California Street corridor.

professional and medical offices should be explored (also see adaptive reuse section in the Community Design Element).

Detached single-family residential uses should be placed towards the central, western, and southern portions of the Redlands Boulevard/California Street Special Planning Area, with multi-family development permitted toward the interior of the area, as well as within vertical mixed-use buildings along California Street. New residential uses in proximity to existing, historical residential uses along Mission Road should be compatible in density and scale to the historic residential uses (although not necessarily the same), since the General Plan intends for these existing residences to remain. Overall, a gradation in residential density should be provided, starting with a low density, rural character along the western and central portions of the Mission Road frontage, with increasing density moving to the north and east. New school uses are appropriate in proximity to low density residential areas. Public open space should also be provided in proximity to residential uses, either in concert with (and in addition to) the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), or in a separate, distinct location within Special Planning Area D.

The General Plan envisions establishment of a heritage park within the for the Redlands Boulevard/California Street Special Planning Area, providing passive recreational uses within an historic setting, consisting of examples of local historic architecture. This vision includes relocating historic homes into the park, and establishing a local heritage/cultural museum, as well as adapting the structures for use for civic and cultural events, as well as for use by local civic and cultural organizations.

The General Plan's vision for this area is a "livable, walkable community" with a high level of amenities for residents, such as parks, trails and paseos, and other recreational uses, exhibiting a high level of design quality. Residential uses may, in addition to traditional detached and attached products, include vertical mixed-use development, with residential dwelling units located above retail spaces. Multifamily development should be conveniently linked to activity areas within the Special Planning Area through appropriate site planning and the provision of walking and bicycle paths.

Implementing Policies for the Redlands Boulevard/California Street Special Planning Area D

- a. Allow retail and service commercial, office, institutional, single-family residential, multi-family residential, and public open space uses in Special Planning Area D.
- b. Provide anchors within centers having multiple large buildings (e.g., shopping centers) that are set back from the street, but that are entirely or partially screened with "pad" buildings that create a strong street edge and obscure the interior parking area. "Convenience" commercial uses such as service stations should be designed as pad buildings so that they are easily accessible from the street. Shopping areas need not be "traditional" supermarket/drug store centers, but can also be made up of low-intensity, specialty shopping facilities featuring boutiques and small shops. Boutiques are small, "in-line" shops that are also encouraged within more traditional shopping centers.
- c. Design multiple building developments that might not include "pad" buildings, such as an office building complex to feature a strong street presence by placing buildings so that they side on to the street and by placing parking lots so that they are easily accessed but not dominating the street frontage.
- d. Pursue adaptive reuse of the large residences associated with the citrus groves to the greatest extent feasible in order to maintain elements from the community's history; potential new uses for these historic structures may include restaurants, offices, and bed and breakfast establishments. New adjacent uses/buildings should be sensitively sited and designed in order to preserve historic buildings, allow for viable access to them, and create

a cohesive architectural character that reflects, and is compatible with, the historic buildings. New development shall be consistent with the City's Historic Mission Overlay District.

- e. Provide access to the new residential uses via new east-west collector roads that intersect with California Street in a manner that avoids creating through routes that would place a traffic burden on Mission Road.
- f. Align east-west collector roads with existing streets located to the east of California Street (e.g., Park Avenue, Citrus Avenue) whenever feasible. In order to avoid traffic conflicts, Mission Road should be realigned at the eastern end to align with Orange Avenue.
- g. Align north-south collector roads with existing streets located to the north of Redlands Boulevard.
- h. Design vehicular and pedestrian circulation patterns in the residential areas to facilitate access to the commercial uses along Redlands Boulevard and California Street via the residential collector streets behind the commercial uses. Thus, nearby residents should not need to drive or walk along Redlands Boulevard or California Street to access the commercial and service uses.
- i. Provide residential uses with easy access to the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), such as by placing trail connections at the end of cul-de-sacs.
- j. Provide public open space in proximity to residential uses, either in concert with (and in addition to) the planned recreation trail running north and south through the city (located approximately one half mile east of Mountain View Avenue), or in a separate.
- k. Limit non-residential and residential buildings to a maximum of two stories in height, with taller "signature buildings" permitted at key intersections and locations within the Special Planning Area.
- l. The maximum allowable number of residential units within Special Planning Area D shall be 2,575.
- m. Where residential products (other than vertical mixed use) are developed with higher densities than 4.5 dwelling units per acre, sufficient usable open space shall be provided within the development. The internal open space provided within such medium and higher density developments may not be counted toward meeting minimum requirements for public park area, but shall be considered to be an added amenity pursuant to General Plan policy "q," below.
- n. New residential uses in proximity to existing residential uses that will remain along Mission Road shall be compatible in density (generally, low density residential 2.1 to 5 dwelling units per acre) and scale. A gradation of lot sizes shall be provided from large lots along Mission Road to the north and east.
- o. The appropriate development intensity for commercial uses, including shopping centers and office buildings shall be 0.5 FAR. The appropriate density for small institutional uses (e.g., religious assembly uses and schools) shall be 0.5 FAR. Development of "signature buildings" at key locations may exceed the 0.50 FAR, up to a maximum of 1.0, provided that the overall development intensity of commercial use within Special Planning Area D does not exceed an FAR of 0.5.
- p. Implementation of development within Special Planning Area D shall be through the adoption of one or more specific plans or planned developments, so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Such specific plans shall provide development standards and guidelines to:

- maintain a feeling of "openness" within the area;
- provide for varying front yard setbacks and a mix of one- and two-story residential dwelling units; and
- development of an area of lots larger than those found in a typical suburban subdivision;
- preserve existing oak trees and provide for replacement at an appropriate ratio of those trees than cannot feasibly be preserved.

q. The design of development within Special Planning Area D must encompass a variety of amenities to serve the project. Development of residential product types other than single family detached dwelling units on minimum 7200 square foot lots shall require the provision of a strong package of project amenities within the overall Specific Plan or planned development, including, but not limited to:

- 25% usable open space;
- Trails and paseos;
- Child care facilities;
- Neighborhood/satellite community libraries;
- Fountains and water features;
- Public art;
- Amphitheaters and public gathering places;
- Homeowner-owned parks and recreational facilities, such as sports fields, ball courts, tot lots, putting greens, pools, lakes, and community center buildings;
- Public facilities/parks substantially in excess of that required by Quimby Act provisions;
- Provision of up to 10 percent of the project's dwelling units affordable to low and moderate income households;
- Provision of one or more high density, walkable village areas and/or
- Public facilities with a recognizable connection to the project that are substantially in excess of the city's minimum requirements.

r. Development of commercial and mix-use development within the Redlands Boulevard/California Street Special Planning Area shall comply with the following.

- (1) Allow commercial uses (e.g., theaters, retail, and restaurant uses) to be located on the ground floor, with office and residential uses permitted on the upper floors.
- (2) Create a pedestrian-scaled area by developing a network of narrow streets that take access off an arterial street(s) (e.g., California Street and/or Redlands Boulevard). Front buildings and tenant spaces onto these narrow streets.
- (3) Provide plazas, pocket parks, public art, and similar amenities to create gathering places with a high level of visual interest.
- (4) Provide a strong mix of commercial uses including neighborhood retail, specialty retail, restaurant, entertainment, office-based employment and/or professional services.
- (5) Provision of a parking structure near the entrance to village-type mixed-use development may be permitted in order to promote pedestrian use in lieu of requiring parking for each individual use, thereby allowing site planning to favor pedestrian users instead of cars, and to facilitating a higher density (since open parking lots can lower densities and cause buildings to be too far apart for comfortable pedestrian use).

- (6) Encourage a pedestrian-oriented character through the use of narrow streets with on-street parking; detailed, pedestrian oriented architecture; pedestrian amenities such as seating areas, landscaping, and lighting; water features such as fountains and public art; signs that are placed and scaled to the pedestrian; wide sidewalks and/or pathways to link buildings; and open areas such as plazas to encourage gathering.
- (7) Limit buildings to a maximum of three stories in height.
- s. Implement development of the Redlands Boulevard/California Street Special Planning Area D through the adoption of a specific plan(s) or planned development(s), so that specific siting of land uses/buildings, architectural design, landscaping, road infrastructure, utilities, and other elements can be planned in a comprehensive, rather than piecemeal, manner throughout the Special Planning Area. Each Specific Plan shall meet the density requirements of policies l and m, above.
- t. Permit ground floor residential development along the frontage of California Street only upon a demonstration that commercial, office and institutional development are not feasible through 2015.
- u. Pursue establishment of a heritage park to preserve the existing reminders of Loma Linda's history; establish a location to which historic structures can be relocated, restored, and protected; and provide a location for the operation of historical preservation organizations and passive recreation in an historic setting.

(See also the text descriptions, policies, and photo examples of appropriate commercial design and Pedestrian Oriented Development for Loma Linda, which are contained in the Community Design Element of this General Plan. For religious assembly buildings and schools, refer to the description and policies provided under Institutional uses in the Community Design Element. See the Community Design Element for text and policies related to design involving adaptive reuse. For residential uses, also see the design policies within the Community Design Element. Design of parking structures is discussed and illustrated in the "Convenience" Development section of the Community Design Element. For the multifamily and townhouse development, also see the applicable residential design policies within the Community Design Element.)

Attachment 6

Council Bill #R-2005-34 (SP No. 02-08, University Village)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA,
ADOPTING THE UNIVERSITY VILLAGE SPECIFIC PLAN (SP NO. 02-08)

WHEREAS, a Specific Plan for the development of 163.1 acres into approximately 1,507 residential units, including mixed-use units, multi-family and single-family residences, 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools; and

WHEREAS, the Proponent of the Plan requests a General Plan Amendment and Zone Change for the Specific Plan Area; and

WHEREAS, an Environmental Impact Report was prepared and processed in conformity with the California Environmental Quality Act; and

WHEREAS, the City Council reviewed the Draft Final Environmental Impact Report prepared for the University Village and Orchard Park Specific Plan Projects and adopted Statements for Findings of Overriding Consideration for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that cannot be mitigated to below a level of significance, and certified the Final Environmental Impact Report based on said findings;

WHEREAS, the Final Environmental Impact Report identifies on-site and off-site improvements as critical to this project as mitigation measures for adverse environmental impacts; and

WHEREAS, these facility improvements are critical to this project and to the fulfillment of objectives and requirements outlined in the City's General Plan; and

WHEREAS, the principles, tenants and standards for land use, circulation, parks and open space, and preservation of historical and cultural resources in the Specific Plan are intended to refine the General Plan and fulfill its principles and objectives and to allow the integration of the Specific Plan Area with the remainder of the City and Citywide infrastructure systems; and

WHEREAS, the Specific Plan, reference to the Final Environmental Impact Report mitigation measures, incorporates into the body of the Specific Plan as planning objectives for the Plan area and the City as a whole; and

WHEREAS, the Applicant and Proponent of the Plan agrees to assume responsibility for these improvements as part of the Specific Plan providing for the development of his property; and

WHEREAS, the City Council finds the Specific Plan described herein as consistent with the City General Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA, hereby adopts the University Village Specific Plan as official policies, standards and conditions for the City and for the development of the Specific Plan Project Area.

APPROVED AND ADOPTED this 13th day of September 2005 by the following vote:

Ayes:

Noes:

Abstain:

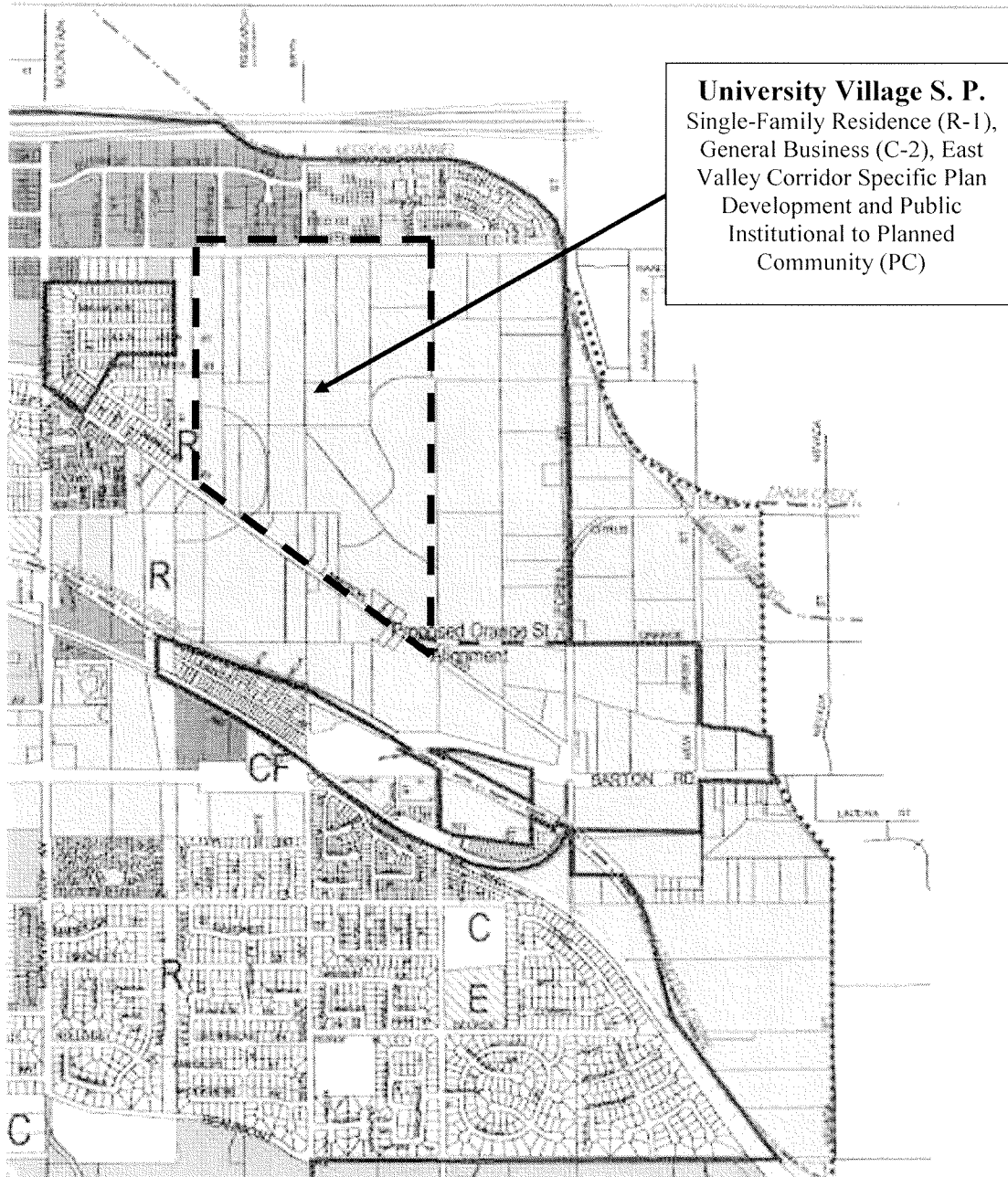
Absent:

Floyd Petersen, Mayor

ATTEST:

Pamela Byrnes-O'Camb, City Clerk

EXHIBIT A
University Village Specific Plan



Attachment 7

**Council Bill #R-2005-09
(SP No. 02-08, University Village)**

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, ADOPTING THE UNIVERSITY VILLAGE SPECIFIC PLAN FOR THAT AREA LOCATED ON THE NORTH SIDE OF MISSION ROAD, EAST OF AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND THE EDISON EASEMENT, WEST OF THE EXTENSION OF RHONDA STREET AND THE ORCHARD PARK PROJECT SITE, AND SOUTH OF REDLANDS BOULEVARD (SP NO. 02-08)

WHEREAS, a Specific Plan for the development of 163.1 acres into approximately 1,507 residential units, including mixed-use units, multi-family and single-family residences, 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools; and

WHEREAS, the Proponent of the Plan requests a General Plan Amendment and Zone Change for the Specific Plan Area; and

WHEREAS, an Environmental Impact Report was prepared and processed in conformity with the California Environmental Quality Act; and

WHEREAS, the City Council reviewed the Draft Final Environmental Impact Report prepared for the University Village and Orchard Park Specific Plan Projects and adopted Statements for Findings of Overriding Consideration for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that cannot be mitigated to below a level of significance, and certified the Final Environmental Impact Report based on said findings;

WHEREAS, the Final Environmental Impact Report identifies on-site and off-site improvements as critical to this project as mitigation measures for adverse environmental impacts; and

WHEREAS, these facility improvements are critical to this project and to the fulfillment of objectives and requirements outlined in the City's General Plan; and

WHEREAS, the principles, tenants and standards for land use, circulation, parks and open space, and preservation of historical and cultural resources in the Specific Plan are intended to refine the General Plan and fulfill its principles and objectives and to allow the integration of the Specific Plan Area with the remainder of the City and Citywide infrastructure systems; and

WHEREAS, the Specific Plan, reference to the Final Environmental Impact Report mitigation measures, incorporates into the body of the Specific Plan as planning objectives for the Plan area and the City as a whole; and

WHEREAS, the Applicant and Proponent of the Plan agrees to assume responsibility for these improvements as part of the Specific Plan providing for the development of his property; and

WHEREAS, the City Council finds the Specific Plan described herein as consistent with the City General Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMA LINDA, hereby orders as follows:

SECTION 1. The University Village Specific Plan (referenced herein and attached thereto as Exhibit 1) is hereby adopted as official policies, standards and conditions for the City and for the development of the Specific Plan Project Area.

SECTION 2. Penalties. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

SECTION 3. Validity. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 13th day of September 2005 and was adopted on the 11th day of October 2005 by the following vote to wit:

Ayes:
Noes:
Abstain:
Absent:

Floyd Petersen, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk

Attachment 8

Council Bill #R-2005-08 (ZC No. 02-02, University Village)

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY FROM SINGLE-FAMILY RESIDENCE (R-1), GENERAL BUSINESS (C-2), EAST VALLEY CORRIDOR SPECIFIC PLAN DEVELOPMENT AND PUBLIC INSTITUTIONAL TO PLANNED COMMUNITY (PC) FOR THAT AREA LOCATED ON THE NORTH SIDE OF MISSION ROAD, EAST OF AN EXISTING MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND THE EDISON EASEMENT, WEST OF THE EXTENSION OF RHONDA STREET AND THE ORCHARD PARK PROJECT SITE, AND SOUTH OF REDLANDS BOULEVARD (ZC NO. 02-02)

Section 1. Adoption of Ordinance: The City Council of the City of Loma Linda, California, does hereby ordain as follows:

Section 2. Statement of Intent: It is the purpose of the Ordinance to amend various zoning designations in this City and adopt a revised Zoning Map.

Section 3. Amendment to the Zoning Designation: The zoning of the City of Loma Linda is hereby amended to change the following described property within the City of Loma Linda to Planned Community zoning per Exhibit "A" attached hereto and made a part hereof:

That property generally described as approximately 163.1 acres for that area located on the north side of Mission Road, east of an existing multi-family residential development and the Edison Easement, west of the extension of Rhonda Street and the Orchard Park Project site, and south of Redlands Boulevard. The development shall include approximately 1,507 residential units, including mixed-use units, multi-family and single-family residences, 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools as described in the University Village Specific Plan.

Section 4. Validity. If any person shall violate any of the provisions of this ordinance, he shall be guilty of an infraction. Any person convicted of an infraction under the provisions of a City Ordinance shall be punishable by (1) a fine of not more than one hundred dollars (\$100.00) for a first violation; (2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same Ordinance within one year; and, (3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same Ordinance within one year. Each such person shall be deemed guilty of a separate offense for every day during such portion of which any violation of this Ordinance is committed, continued or permitted by such person, and shall be punishable therefore as provided by this Ordinance.

Section 4. Posting. Prior to the expiration of fifteen (15) days from its passage, the City Clerk shall cause this Ordinance to be posted pursuant to law in three (3) public places designated for such purpose by the City Council.

This Ordinance was introduced at the regular meeting of the City Council of the City of Loma Linda, California, held on the 13th day of September 2005 and was adopted on the 11th day of October 2005 by the following vote to wit:

Ayes:

Noes:

Abstain:

Absent:

Floyd Petersen, Mayor

Attest:

Pamela Byrnes-O'Camb, City Clerk